
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	608 Constitution Avenue, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 28, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-204	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Valerie Baldwin, with plans prepared by D.G. Liu Contractor, Inc., requests concept approval for a two-story rear addition to 608 Constitution Avenue, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1883 as part of a row of six mates, 608 Constitution Avenue, NE is a two-story brick bayfront residence. The rear elevation of the building currently features a non-contributing, one-story covered porch, and the rear yard opens into a service-based alley. To the right (east), 610 Constitution extends much deeper into the lot than 608, with the two buildings separated by the dogleg of the subject property. To the left (west), the ground-level porch and second-level addition at 606 Constitution roughly align with the far edge of the subject property's porch.

Proposal

The applicant proposes to remove the existing covered porch and construct a two-story addition that encloses the dogleg. The house will remain shallower than the abutting neighbor at 610, and it will extend approximately 6' beyond the existing rear addition/porch at 606. The addition would be clad in stucco, with metal, multi-light casement windows on the rear elevation. The plans show that the roof of the addition will slope to the right (towards 606), with a parapet wall across the rear elevation.

Evaluation

The addition is modest in size, and the portion that enclosing the existing dogleg will abut the neighbor's brick wall. In consultation with HPO, the applicant has agreed to simplify the bracketed cornice shown on the plans, as it is more typical of both front elevations and of Italianate design than simpler rear additions. The applicants have also agreed to parge the exposed side wall facing 606 Constitution (rather than using the sheets of hardiplank shown on the plans) so that the addition has a more finished, consistent, masonry appearance when viewed from the alley and neighboring properties.

HPO staff will work with the applicant to finalize details such as the design of the addition's cornice, stucco application methods, specifications for the proposed stone veneer at the base of the addition, and any changes in the rear yard fencing.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.